

Fill in this information to identify your case:

United States Bankruptcy Court for the:

WESTERN DISTRICT OF WASHINGTON

Case number (if known)

Chapter 11

Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name Ranier View Court III, LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 47-2987395

4. Debtor's address Principal place of business

P.O. Box 44668
Tacoma, WA 98446

Number, Street, City, State & ZIP Code

Mailing address, if different from principal place of business

P.O. Box, Number, Street, City, State & ZIP Code

Pierce
County

Location of principal assets, if different from principal place of business

17813-17825 22nd Ave. E Tacoma, WA 98445

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor

- Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
- Partnership (excluding LLP)
- Other. Specify: _____

7. Describe debtor's businessA. *Check one:*

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. *Check all that apply*

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See
<http://www.uscourts.gov/four-digit-national-association-naics-codes>.**5311****8. Under which chapter of the Bankruptcy Code is the debtor filing?**

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

Check one:

- Chapter 7
- Chapter 9
- Chapter 11. *Check all that apply:*

- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11**. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

 Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

If more than 2 cases, attach a separate list.

- No.
- Yes.

District _____	When _____	Case number _____
District _____	When _____	Case number _____

Debtor Ranier View Court III, LLC
Name _____

Case number (*if known*) _____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?
- No
 Yes.

List all cases. If more than 1, attach a separate list

Debtor _____ Relationship _____
District _____ When _____ Case number, if known _____

11. Why is the case filed in this district? Check all that apply:

- Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
 A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

- It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.
What is the hazard? _____
 It needs to be physically secured or protected from the weather.
 It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).
 Other _____

Where is the property?

Number, Street, City, State & ZIP Code

Is the property insured?

No

Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- Funds will be available for distribution to unsecured creditors.
 After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

1-49
 50-99
 100-199
 200-999

1,000-5,000
 5,001-10,000
 10,001-25,000

25,001-50,000
 50,001-100,000
 More than 100,000

15. Estimated Assets

\$0 - \$50,000
 \$50,001 - \$100,000
 \$100,001 - \$500,000
 \$500,001 - \$1 million

\$1,000,001 - \$10 million
 \$10,000,001 - \$50 million
 \$50,000,001 - \$100 million
 \$100,000,001 - \$500 million

\$500,000,001 - \$1 billion
 \$1,000,000,001 - \$10 billion
 \$10,000,000,001 - \$50 billion
 More than \$50 billion

16. Estimated liabilities

\$0 - \$50,000

\$1,000,001 - \$10 million

\$500,000,001 - \$1 billion

Debtor Ranier View Court III, LLC Case number (*if known*) _____

Name

\$50,001 - \$100,000
 \$100,001 - \$500,000
 \$500,001 - \$1 million

\$10,000,001 - \$50 million
 \$50,000,001 - \$100 million
 \$100,000,001 - \$500 million

\$1,000,000,001 - \$10 billion
 \$10,000,000,001 - \$50 billion
 More than \$50 billion

Debtor

Ranier View Court III, LLC

Name

Case number (*if known*)

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 14, 2024

MM / DD / YYYY

X /s/ Vance Ostrander

Signature of authorized representative of debtor

Vance Ostrander

Printed name

Title Managing Member

18. Signature of attorney

X /s/ Thomas A. Buford

Signature of attorney for debtor

Date March 14, 2024

MM / DD / YYYY

Thomas A. Buford

Printed name

Bush Kornfeld LLP

Firm name

**601 Union St., Suite 5000
Seattle, WA 98101-2373**

Number, Street, City, State & ZIP Code

Contact phone (206) 292-2110

Email address tbuford@bskd.com

WSBA 52969 WA

Bar number and State

LIMITED LIABILITY COMPANY RESOLUTION
RAJNIER VIEW COURT III, LLC

WHEREAS, Rainier View Court III, LLC, a Washington limited liability company (the "Company") is experiencing significant financial challenges, and

WHEREAS, the undersigned are the Members of the Company (each, a "Member" and together, the "Members"); and

WHEREAS, it is the opinion of the Members that the only reasonable and prudent response to the Company's financial circumstances is the filing of a voluntary petition in bankruptcy seeking protection and reorganization under Chapter 11 of the United States Bankruptcy Code; and

WHEREAS, the Company has selected the law firm of Bush Kornfeld LLP ("Bush Kornfeld") to represent the Company's interest in the Chapter 11 proceeding.

NOW, THEREFORE, the undersigned Members consent to the following action by the Company:

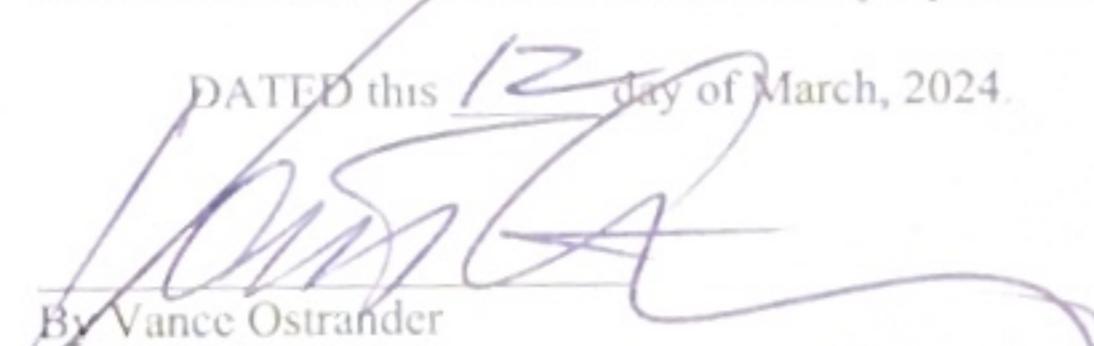
RESOLVED, that the Company shall employ Bush Kornfeld to represent it in the Chapter 11 proceedings, and shall seek to have that employment approved by the Bankruptcy Court as soon as is practicable; and it is

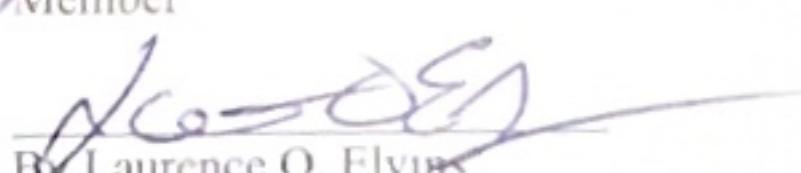
FURTHER RESOLVED, that the Company is hereby authorized to retain such other professional consultants on such terms of employment as are required in order to act in the best interests of the Company in prosecuting the Chapter 11 proceeding; and it is

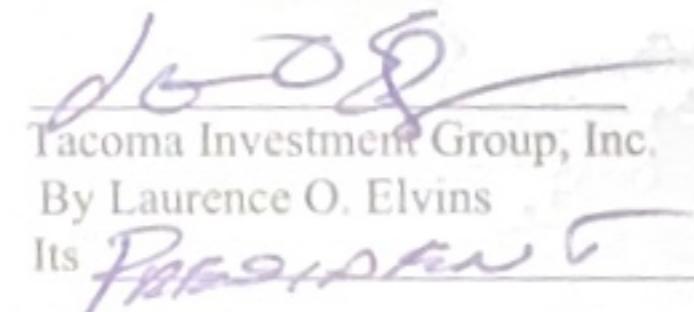
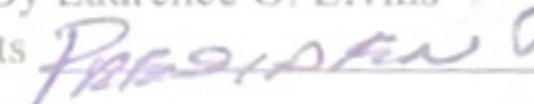
FURTHER RESOLVED, that Vance Ostrander, as a Manager of the Company, is hereby authorized and directed to take such steps and execute such documentation as is required in order to effectuate any and all of the foregoing; and it is

FURTHER RESOLVED, that Vance Ostrander, as a Manager of the Company, is hereby authorized and directed to cause the Company to file a Chapter 11 bankruptcy.

DATED this 13th day of March, 2024.


By Vance Ostrander
Member


By Laurence O. Elvins
Member


Tacoma Investment Group, Inc.
By Laurence O. Elvins
Its 

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United States Bankruptcy Court for the: WESTERN DISTRICT OF WASHINGTON

Case number (if known) _____

Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets–Real and Personal Property* (Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- Schedule H: Codebtors* (Official Form 206H)
- Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- Amended Schedule*
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- Other document that requires a declaration*

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 14, 2024

X /s/ Vance Ostrander

Signature of individual signing on behalf of debtor

Vance Ostrander

Printed name

Managing Member

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name **Ranier View Court III, LLC**

United States Bankruptcy Court for the: **WESTERN DISTRICT OF
WASHINGTON**

Case number (if known): _____

Check if this is an
amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Larson & Associates 9027 Pacific Avenue #4 Tacoma, WA 98444	hello@rrlarson.com	Survey provided				\$17,327.30

Fill in this information to identify the case:

Debtor name Ranier View Court III, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF WASHINGTON

Case number (if known) _____

Check if this is an amended filing

**Official Form 206Sum
Summary of Assets and Liabilities for Non-Individuals**

12/15

Part 1: Summary of Assets

1. **Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

1a. **Real property:**

Copy line 88 from *Schedule A/B*..... \$ 14,050,000.00

1b. **Total personal property:**

Copy line 91A from *Schedule A/B*..... \$ 64,687.46

1c. **Total of all property:**

Copy line 92 from *Schedule A/B*..... \$ 14,114,687.46

Part 2: Summary of Liabilities

2. **Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)

Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*..... \$ 9,532,801.05

3. **Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)

3a. **Total claim amounts of priority unsecured claims:**

Copy the total claims from Part 1 from line 5a of *Schedule E/F*..... \$ 0.00

3b. **Total amount of claims of nonpriority amount of unsecured claims:**

Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*..... +\$ 17,327.30

4. **Total liabilities**
Lines 2 + 3a + 3b

\$ 9,550,128.35

Fill in this information to identify the case:

Debtor name **Ranier View Court III, LLC**

United States Bankruptcy Court for the: **WESTERN DISTRICT OF WASHINGTON**

Case number (if known) _____

Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

No. Go to Part 2.

Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

3. **Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm) Type of account

Last 4 digits of account number

3.1. **Umpqua Bank Checking Account
ending 9997**

\$30.13

4. **Other cash equivalents (Identify all)**

5. **Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$30.13

Part 2: Deposits and Prepayments

6. Does the debtor have any deposits or prepayments?

No. Go to Part 3.

Yes Fill in the information below.

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

No. Go to Part 4.

Yes Fill in the information below.

11. **Accounts receivable**

11a.

90 days old or less:

7,449.28

-

0.00

=

\$7,449.28

face amount

Unpaid rent

doubtful or uncollectible accounts

Debtor Ranier View Court III, LLC
Name

Case number (*If known*) _____

11b. Over 90 days old:	<u>57,208.05</u>	-	<u>0.00</u> =....	<u>\$57,208.05</u>
	face amount		doubtful or uncollectible accounts	
	Unpaid rent			

12. **Total of Part 3.**

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$64,657.33

Part 4: Investments

13. Does the debtor own any investments?

- No. Go to Part 5.
 Yes Fill in the information below.

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- No. Go to Part 6.
 Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- No. Go to Part 7.
 Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- No. Go to Part 8.
 Yes Fill in the information below.

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- No. Go to Part 9.
 Yes Fill in the information below.

Part 9: Real property

54. Does the debtor own or lease any real property?

- No. Go to Part 10.
 Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.)	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest

Debtor Ranier View Court III, LLC _____ Case number (*If known*) _____
Name _____

55.1. **Phase I - 16 condos located at 17813-19 22nd Ave East, Tacoma** Fee simple \$0.00 \$7,600,000.00

55.2. **Phase II - 1 parcel at 17821-25 22nd Avenue East, Tacoma** Fee simple \$0.00 \$5,700,000.00

55.3. **Cabin - 10541 E Highway 106, Union WA** Fee simple \$0.00 \$750,000.00

56. **Total of Part 9.** \$14,050,000.00

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
Copy the total to line 88.

57. **Is a depreciation schedule available for any of the property listed in Part 9?**

- No
 Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**

- No
 Yes

Part 10: Intangibles and intellectual property

59. **Does the debtor have any interests in intangibles or intellectual property?**

- No. Go to Part 11.
 Yes Fill in the information below.

Part 11: All other assets

70. **Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- No. Go to Part 12.
 Yes Fill in the information below.

Debtor Ranier View Court III, LLC
Name _____

Case number (*If known*) _____

Part 12: **Summary**

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	\$30.13	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$0.00	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$64,657.33	
83. Investments. <i>Copy line 17, Part 4.</i>	\$0.00	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$0.00	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$0.00	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$0.00	
88. Real property. <i>Copy line 56, Part 9.....></i>		\$14,050,000.00
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$0.00	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ \$0.00	
91. Total. Add lines 80 through 90 for each column	\$64,687.46	+ 91b. \$14,050,000.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$14,114,687.46

Fill in this information to identify the case:

Debtor name Ranier View Court III, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF WASHINGTON

Case number (if known) _____

Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
 Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

	Column A Amount of claim	Column B Value of collateral that supports this claim
	Do not deduct the value of collateral.	\$4,000,000.00 \$7,600,000.00

2.1 Civic Real Estate Holdings III

Creditor's Name

2015 Manhattan Beach Blvd #106 Redondo Beach, CA 90278

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

5/12/2022

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

No

Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

Phase I - 16 condos located at 17813-19 22nd Ave East, Tacoma

Describe the lien

Deed of Trust

Is the creditor an insider or related party?

No

Yes

Is anyone else liable on this claim?

No

Yes. Fill out Schedule H: Codebtors (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

Contingent

Unliquidated

Disputed

2.2 Fidelis Equity and Real Estate

Creditor's Name

**Fund A, LLC
3620 100th St SW #106
Lakewood, WA 98499**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

12/21/2022

Last 4 digits of account number

Describe debtor's property that is subject to a lien

Phase II - 1 parcel at 17821-25 22nd Avenue East, Tacoma

Describe the lien

Deed of Trust

Is the creditor an insider or related party?

No

Yes

Is anyone else liable on this claim?

No

Yes. Fill out Schedule H: Codebtors (Official Form 206H)

\$1,016,000.00

\$5,700,000.00

Debtor **Ranier View Court III, LLC**

Case number (if known) _____

Name _____

Do multiple creditors have an interest in the same property?

- No
 Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

- Check all that apply
 Contingent
 Unliquidated
 Disputed

1. Tryon Street Acquisition Trust

2. Fidelis Equity and Real Estate

3. Pierce County

2.3 Nexus Capital LLC

Creditor's Name _____

**PO Box 1538
Gig Harbor, WA 98335**

Creditor's mailing address _____

Creditor's email address, if known _____

Date debt was incurred

12/15/2021

Last 4 digits of account number _____

Do multiple creditors have an interest in the same property?

- No
 Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

- Check all that apply
 Contingent
 Unliquidated
 Disputed

Describe debtor's property that is subject to a lien

Cabin - 10541 E Highway 106, Union WA

\$500,000.00

\$750,000.00

2.4 Pierce County

Creditor's Name _____

**Office of
Assessor-Treasurer
2401 S 35th Street, Room
142
Tacoma, WA 98409-7498**

Creditor's mailing address _____

Creditor's email address, if known _____

Date debt was incurred

1/1/2024

Last 4 digits of account number _____

Do multiple creditors have an interest in the same property?

- No
 Yes. Specify each creditor, including this creditor and its relative priority.

Specified on line 2.2

Describe debtor's property that is subject to a lien

**Phase II - 1 parcel at 17821-25 22nd Avenue
East, Tacoma**

\$16,801.05

\$5,700,000.00

Describe the lien

Real estate taxes

Is the creditor an insider or related party?

- No
 Yes

Is anyone else liable on this claim?

- No
 Yes. Fill out Schedule H: Codebtors (Official Form 206H)

As of the petition filing date, the claim is:

- Check all that apply
 Contingent
 Unliquidated
 Disputed

2.5

**Tryon Street Acquisition
Trust**

Describe debtor's property that is subject to a lien

\$4,000,000.00

\$5,700,000.00

Debtor **Ranier View Court III, LLC**
Name _____

Case number (if known) _____

Creditor's Name
**300 S. Tryon Street
Charlotte, NC 28202**
Creditor's mailing address

**Phase II - 1 parcel at 17821-25 22nd Avenue
East, Tacoma**

Creditor's email address, if known

Date debt was incurred
12/8/2022
Last 4 digits of account number

Describe the lien
Deed of Trust

Is the creditor an insider or related party?

No

Yes

Is anyone else liable on this claim?

No

Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Do multiple creditors have an
interest in the same property?
 No
 Yes. Specify each creditor,
including this creditor and its relative
priority.
Specified on line 2.2

As of the petition filing date, the claim is:

Check all that apply

Contingent
 Unliquidated
 Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$9,532,801.0

5

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did
you enter the related creditor?

Last 4 digits of
account number for
this entity

Fill in this information to identify the case:

Debtor name **Ranier View Court III, LLC**

United States Bankruptcy Court for the: **WESTERN DISTRICT OF WASHINGTON**

Case number (if known) _____

Check if this is an amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on Schedule A/B: Assets - Real and Personal Property (Official Form 206A/B) and on Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

- No. Go to Part 2.
 Yes. Go to line 2.

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim	
3.1	Nonpriority creditor's name and mailing address J C Estacio Construction PO Box 8015 Lacey, WA 98503 Date(s) debt was incurred _____ Last 4 digits of account number _____	<p>As of the petition filing date, the claim is: <i>Check all that apply.</i></p> <p><input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed</p> <p>Basis for the claim: Painting</p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	\$0.00
3.2	Nonpriority creditor's name and mailing address Larson & Associates 9027 Pacific Avenue #4 Tacoma, WA 98444 Date(s) debt was incurred 3/18/2020 Last 4 digits of account number _____	<p>As of the petition filing date, the claim is: <i>Check all that apply.</i></p> <p><input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed</p> <p>Basis for the claim: Survey provided</p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	\$17,327.30
3.3	Nonpriority creditor's name and mailing address Pierce County Sewer P.O. Box 11620 Tacoma, WA 98411 Date(s) debt was incurred _____ Last 4 digits of account number _____	<p>As of the petition filing date, the claim is: <i>Check all that apply.</i></p> <p><input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed</p> <p>Basis for the claim: Utilities</p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	\$0.00
3.4	Nonpriority creditor's name and mailing address Rainier View Court Townhomes Owners Association 7609 Steilacoom Blvd SW #300A Lakewood, WA 98498-6199 Date(s) debt was incurred _____ Last 4 digits of account number _____	<p>As of the petition filing date, the claim is: <i>Check all that apply.</i></p> <p><input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed</p> <p>Basis for the claim: _____</p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	\$0.00

Debtor **Ranier View Court III, LLC**

Case number (if known) _____

3.5	Nonpriority creditor's name and mailing address Real Estate Investment Svcs 7609 Steilacoom Blvd SW #300A Lakewood, WA 98498-6199	As of the petition filing date, the claim is: <i>Check all that apply.</i>	\$0.00
	Date(s) debt was incurred _____	<input type="checkbox"/> Contingent	
	Last 4 digits of account number _____	<input type="checkbox"/> Unliquidated	
		<input type="checkbox"/> Disputed	
		Basis for the claim: <u>Property manager</u>	
		Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
3.6	Nonpriority creditor's name and mailing address Tacoma Public Utilities 3628 S 35th Street Tacoma, WA 98409	As of the petition filing date, the claim is: <i>Check all that apply.</i>	\$0.00
	Date(s) debt was incurred _____	<input type="checkbox"/> Contingent	
	Last 4 digits of account number _____	<input type="checkbox"/> Unliquidated	
		<input type="checkbox"/> Disputed	
		Basis for the claim: <u>Utilities</u>	
		Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address

On which line in Part 1 or Part 2 is the related creditor (if any) listed?

Last 4 digits of account number, if any

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2

Lines 5a + 5b = 5c.

Total of claim amounts		
5a.	\$	0.00
5b.	+	\$ 17,327.30
5c.	\$	17,327.30

Fill in this information to identify the case:

Debtor name Ranier View Court III, LLC

United States Bankruptcy Court for the: WESTERN DISTRICT OF WASHINGTON

Case number (if known) _____

Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1. State what the contract or lease is for and the nature of the debtor's interest

Tenant leases

State the term remaining

Address to be provided upon request

List the contract number of any government contract

Fill in this information to identify the case:

Debtor name **Ranier View Court III, LLC**

United States Bankruptcy Court for the: WESTERN DISTRICT OF WASHINGTON

Case number (if known)

Check if this is an amended filing

**Official Form 206H
Schedule H: Your Codebtors**

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

- No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
 Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

Name	Mailing Address	Name	Check all schedules that apply:
2.1 MRR Keller LLC I	PO Box 44668 Tacoma, WA 98446	Fidelis Equity and Real Estate	<input checked="" type="checkbox"/> D <u>2.2</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.2 Vance Ostrander	PO Box 44668 Tacoma, WA 98446	Civic Real Estate Holdings III	<input checked="" type="checkbox"/> D <u>2.1</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.3 Vance Ostrander	PO Box 44668 Tacoma, WA 98446	Fidelis Equity and Real Estate	<input checked="" type="checkbox"/> D <u>2.2</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.4 Vance Ostrander	PO Box 44668 Tacoma, WA 98446	Nexus Capital LLC	<input checked="" type="checkbox"/> D <u>2.3</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.5 Vance Ostrander	PO Box 44668 Tacoma, WA 98446	Tryon Street Acquisition Trust	<input checked="" type="checkbox"/> D <u>2.5</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____

Debtor

Ranier View Court III, LLC

Case number *(if known)*

Additional Page to List More Codebtors

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column 1: Codebtor

Column 2: Creditor

Fill in this information to identify the case:

Debtor name **Ranier View Court III, LLC**

United States Bankruptcy Court for the: **WESTERN DISTRICT OF WASHINGTON**

Case number (if known) _____

Check if this is an amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/22

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income

1. Gross revenue from business

None.

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

Sources of revenue
Check all that apply

Gross revenue
(before deductions and exclusions)

From the beginning of the fiscal year to filing date:
From **1/01/2024** to **Filing Date**

Operating a business

\$128,645.80

Other _____

For prior year:
From **1/01/2023** to **12/31/2023**

Operating a business

\$813,193.01

Other _____

For year before that:
From **1/01/2022** to **12/31/2022**

Operating a business

\$515,234.01

Other _____

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

None.

Description of sources of revenue

Gross revenue from each source
(before deductions and exclusions)

Part 2: List Certain Transfers Made Before Filing for Bankruptcy

3. Certain payments or transfers to creditors within 90 days before filing this case

List payments or transfers--including expense reimbursements--to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

None.

Creditor's Name and Address

Dates

Total amount of value

Reasons for payment or transfer
Check all that apply

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer Check all that apply
3.1. See Attached		\$38,027.50	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
4.1. See Attached		\$529,681.10	

5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

None

Creditor's name and address	Describe of the Property	Date	Value of property
Fidelis Equity and Real Estate Fund A, LLC 3620 100th St SW #106 Lakewood, WA 98499	Phase II - 1 parcel at 17821-25 22nd Avenue East, Tacoma	11/27/2023	\$5,400,000.00
Civic Real Estate Holdings III 2015 Manhattan Beach Blvd #106 Redondo Beach, CA 90278	Phase I - 16 condos located at 17813-19 22nd Ave East, Tacoma	2/28/2024	\$7,680,000.00

6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount

Part 3: Legal Actions or Assignments**7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case

8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

None**Part 4: Certain Gifts and Charitable Contributions**

9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

 None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
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Part 5: Certain Losses

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

 None

Description of the property lost and how the loss occurred	Amount of payments received for the loss	Dates of loss	Value of property lost
If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).			

Part 6: Certain Payments or Transfers

11. Payments related to bankruptcy

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

 None.

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1. Bush Kornfeld LLP 601 Union St., #5000 Seattle, WA 98101-2373		3/14/2024	\$23,254.00
Email or website address www.bskd.com			
Who made the payment, if not debtor?			

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

 None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
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13. Transfers not already listed on this statement

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

None.

Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
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Part 7: Previous Locations**14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

Does not apply

Address	Dates of occupancy From-To
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Part 8: Health Care Bankruptcies**15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

No. Go to Part 9.

Yes. Fill in the information below.

Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care
---------------------------	---	---

Part 9: Personally Identifiable Information**16. Does the debtor collect and retain personally identifiable information of customers?**

No.

Yes. State the nature of the information collected and retained.

Tenant information on leases

Does the debtor have a privacy policy about that information?

No

Yes

17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?

No. Go to Part 10.

Yes. Does the debtor serve as plan administrator?

Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units**18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

None

Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
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19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Does debtor still have it?
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20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

None

Facility name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
---------------------------	-----------------------------------	-----------------------------	----------------------------

Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own

21. Property held for another

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

None

Part 12: Details About Environment Information

For the purpose of Part 12, the following definitions apply:

Environmental law means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

Site means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

Hazardous material means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.

- No.
 Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
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23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

- No.
 Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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24. Has the debtor notified any governmental unit of any release of hazardous material?

- No.
 Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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Part 13: Details About the Debtor's Business or Connections to Any Business**25. Other businesses in which the debtor has or has had an interest**

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

None

Business name address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.	Dates business existed
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26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

None

Name and address	Date of service From-To
26a.1. Vance Ostrander PO Box 44668 Tacoma, WA 98446	
26a.2. Real Estate Investment Svcs 7609 Steilacoom Blvd SW #300A Lakewood, WA 98498-6199	

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

None

Name and address	If any books of account and records are unavailable, explain why
------------------	--

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

None

Name and address

27. Inventories

Have any inventories of the debtor's property been taken within 2 years before filing this case?

No

Yes. Give the details about the two most recent inventories.

Name of the person who supervised the taking of the inventory	Date of inventory	The dollar amount and basis (cost, market, or other basis) of each inventory
---	-------------------	--

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
Vance Ostrander	PO Box 44668 Tacoma, WA 98446	Managing member and owner	88
Tacoma Investment Group Inc.	PO Box 7002 Tacoma, WA 98417	Owner	4.66
Laurence Elvins	PO Box 7002 Tacoma, WA 98417	Owner	7.34

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

- No
 Yes. Identify below.

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- No
 Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
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31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- No
 Yes. Identify below.

Name of the parent corporation	Employer Identification number of the parent corporation
--------------------------------	--

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- No
 Yes. Identify below.

Name of the pension fund	Employer Identification number of the pension fund
--------------------------	--

Part 14: Signature and Declaration

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both.
18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 14, 2024

/s/ Vance Ostrander
Signature of individual signing on behalf of the debtor

Vance Ostrander
Printed name

Position or relationship to debtor Managing Member

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

- No
 Yes

Attachment to Statement of Financial Affairs #3 - Potentially Responsive Transactions

Date	Transaction details	Payee	Amount
12/13/2023	ACH Debit	Fay Servicing (servicer for Civic Bank)	\$ 7,342.50
12/29/2023	Wire to AmEx MRB wire E Depository	Amex payment	\$ 16,000.00
1/16/2024	ACH Debit	Fay Servicing (servicer for Civic Bank)	\$ 7,342.50
2/16/2024	ACH Debit	Fay Servicing (servicer for Civic Bank)	\$ 7,342.50
TOTAL			\$ 38,027.50

Attachment to Statement of Financial Affairs #4 - Potentially Responsive Transactions

Date	Transaction details	Payee	Amount
3/29/2023	Cash Mgmt Transfer to 9597	Puget Sound Development Payroll Account	\$ 2,235.00
4/4/2023	Cash Mgmt Transfer to 6065	Puyallup Sunrise LLC	\$ 250.00
4/6/2023	Transfer		\$ 500.00
4/7/2023	Transfer		\$ 6,500.00
4/10/2023	Transfer		\$ 12,100.00
4/11/2023	Transfer		\$ 400.00
4/11/2023	Transfer		\$ 2,000.00
4/11/2023	Transfer		\$ 5,000.00
4/12/2023	Transfer		\$ 1,250.00
4/14/2023	Cash Mgmt Transfer to 6065	Puyallup Sunrise LLC	\$ 800.00
4/14/2023	Transfer		\$ 1,000.00
4/17/2023	Transfer		\$ 34,343.75
4/27/2023	Cash Mgmt Transfer to 7529	Puget Sound Development Ops	\$ 45.00
5/1/2023	OTC Withdrawal		\$ 8,700.00
5/1/2023	Debit memo		\$ 11,567.01
5/2/2023	Cash Mgmt Transfer to 9597	Puget Sound Development Payroll	\$ 1,700.00
5/2/2023	Transfer		\$ 35.00
5/2/2023	Transfer		\$ 35.00
5/9/2023	OTC Withdrawal		\$ 1,000.00
5/9/2023	OTC Withdrawal		\$ 7,000.00
5/10/2023	Cash Mgmt transfer to 9597	Puget Sound Development Payroll	\$ 1,800.00
5/12/2023	Transfer		\$ 2,050.00
5/12/2023	Cash Mgmt transfer to 7205	Vance Ostrander	\$ 500.00
5/12/2023	Transfer		\$ 2,500.00
5/15/2023	Transfer		\$ 35.00
6/8/2023	Cash Mgmt Transfer to 7529	Puget Sound Development Ops	\$ 600.00
6/8/2023	transfer		\$ 39,000.00
6/15/2023	ACH Credit Reis Ota Owner funds		\$ 5,468.68
6/23/2023	ACH Credit Reis Ota Owner funds		\$ 950.00
6/26/2023	Cash Mgmt transfer to 7529	Puget Sound Development Ops	\$ 160.00
6/26/2023	Transfer		\$ 3,000.00
6/30/2023	Transfer		\$ 10.00
7/3/2023	Cash Mgmt Transfer to 2839	MRR Keller LC	\$ 8,900.00
7/5/2023	Transfer		\$ 2,000.00
7/5/2023	Transfer		\$ 3,800.00
7/5/2023	Transfer		\$ 35.00
7/11/2023	Cash Mgmt Transfer to 9597	Puget Sound Development Payroll	\$ 800.00
7/12/2023	transfer		\$ 2,000.00
7/28/2023	Transfer		\$ 10,000.00
7/31/2023	Cash Mgmt trasnfer to 7205		\$ 100.00
8/1/2023	Debit memo		\$ 700.00
8/1/2023	Debit memo		\$ 2,300.00
8/1/2023	Debit memo		\$ 3,000.00
8/1/2023	Debit memo		\$ 5,000.00
8/4/2023	Debit memo		\$ 1,300.00
8/7/2023	Cash mgmt transfer to 9597	Puget Sound Dev Payroll	\$ 600.00
8/10/2023	Cash mgmt transfer to 6065	Puyallup Sunrise LLC	\$ 15,000.00
8/11/2023	Cash mgmt transfer to 9597	Puget Sound Dev Payroll	\$ 1,000.00
8/11/2023	Cash mgmt transfer to 9597	Puget Sound Dev Payroll	\$ 3,000.00
8/11/2023	Cash Mgmt transfer to 6065	Puyallup Sunrise LLC	\$ 4,000.00
8/21/2023	OTC Withdrawal		\$ 2,200.00
8/21/2023	Cash Mgmt transfer to 7205	Vance Ostrander	\$ 250.00
8/25/2023	Cash Mgmt transer to 6065	Puyallup Sunrise LLC	\$ 600.00
9/5/2023	Cash Mgmt transfer to 9597	Pugent Sound Dev Payroll	\$ 90.00
9/5/2023	Cash Mgmt trasnfer to 9597	Pugent Sound Dev Payroll	\$ 500.00
9/8/2023	Cash Mgmt transfer to 9597	Pugent Sound Dev Payroll	\$ 1,500.00
9/8/2023	Cash mgmt transfer to 6065	Puyallup Sunrise LLC	\$ 3,000.00
9/11/2023	OTC Withdrawal		\$ 4,500.00
9/11/2023	Cash Mgmt transfer to 9597	Puget Sound Dev Payroll	\$ 600.00
9/11/2023	Cash Mgmt transfer to 9597	Puget Sound Dev Payroll	\$ 2,900.00
9/19/2023	Cash Mgmt transer to 8464		\$ 2,300.00
9/28/2023	cash mgmt transfer to 1414	Bella Harbor LLC	\$ 7,000.00
9/29/2023	Wire transfer to Fay Servicing	Fay Servicing	\$ 28,574.66
10/4/2023	Cash mgmt trasnfer to 6065	Puyallup Sunrise LLC	\$ 1,400.00
10/4/2023	Cash mgmt transfer to 6065	Puyallup Sunrise LLC	\$ 29,000.00

Attachment to Statement of Financial Affairs #4 - Potentially Responsive Transactions

10/10/2023	Cash mgmt transfer to 9597	Puget Sound Dev Payroll	\$ 7,400.00
10/24/2023	Cash Mgmt transfer to 9597	Puget Sound Dev Payroll	\$ 22,000.00
11/1/2023	OTC Withdrawal		\$ 6,700.00
11/1/2023	OTC Withdrawal		\$ 9,000.00
11/3/2023	Cash mgmt transfer to 6065	Puyallup Sunrise LLC	\$ 2,100.00
11/8/2023	Debit memo		\$ 25.00
11/8/2023	Cash mgmt trasnfer to 6065	Puyallup Sunrise LLC	\$ 33,000.00
12/4/2023	Debit memo		\$ 14,000.00
12/6/2023	Cash mgmt transfer to 6065	Puyallup Sunrise LLC	\$ 480.00
12/7/2023	Cash mgmt transfer to 6056	Puyallup Sunrise LLC	\$ 20,000.00
12/14/2023	Cash mgmt trasnfer to 9597	Puget Sound Dev Payroll	\$ 1,600.00
12/27/2023	Cash mgmt trasnfer to 6065	Puyallup Sunrise LLC	\$ 310.00
1/2/2024	Cash mgmt transfer to 7529	Puget Sound Development Ops	\$ 20.00
1/2/2024	Csah mgmt trasnfer to 9597	Puget Sound Dev Payroll	\$ 1,600.00
1/2/2024	Cash mgmt trasnfer to 6065	Puyallup Sunrise LLC	\$ 8,300.00
1/8/2024	Cash Mgmt transfer to 9597	Puget Sound Dev Payroll	\$ 1,600.00
1/8/2024	Cash mgmt transfer to 6065	Puyallup Sunrise LLC	\$ 3,000.00
1/9/2024	Cash mgmt transfer to 7205	Vance Ostrander	\$ 400.00
1/10/2024	Cash mgmt transfer to 6065	Puyallup Sunrise LLC	\$ 5,000.00
1/11/2024	Cash mgmt transfer to 7205	Vance Ostrander	\$ 300.00
1/12/2024	Cash mgmt transfer to 7205	Vance Ostrander	\$ 300.00
1/12/2024	Cash mgmt transfer to 7529	Puget Sound Development ops	\$ 3,100.00
1/12/2024	Cash mgmt transfer to 6065	Puyallup Sunrise LLC	\$ 6,000.00
1/16/2024	Cash mgmt transfer to 9597	Puget Sound Development Payroll	\$ 1,600.00
1/16/2024	Cash mgmt transfer to 2839	MRR Keller LC	\$ 16,000.00
1/16/2024	Cash mgmt transfer to 1414	Bella Harbor LLC	\$ 17,600.00
1/17/2024	Cash mgmt transfer to 9597	Puget Sound Development payroll	\$ 100.00
1/22/2024	OTC Withdrawal		\$ 2,500.00
1/22/2024	Cash mgmt transfer to 9597	Puget Sound Development payroll	\$ 1,600.00
1/23/2024	OTC Withdrawal		\$ 600.00
1/23/2024	Cash mgmt transfer to 7205	Vance Ostrander	\$ 1,300.00
1/25/2024	OTC Withdrawal		\$ 1,000.00
1/25/2024	Cash mgmt transfer to 9597	Puget Sound Development Payroll	\$ 1,000.00
1/26/2024	Cash mgmt transfer to 6065	Puyallup Sunrise LLC	\$ 1,200.00
1/29/2024	Cash mgmt transfer to 7205	Vance Ostrander	\$ 300.00
1/30/2024	Cash mgmt transfer to 7205	Vance Ostrander	\$ 500.00
2/1/2024	Debit memo		\$ 1,500.00
2/2/2024	Cash mgmt transfer to 6065	Puyallup Sunrise LLC	\$ 12,000.00
2/5/2024	Cash mgmt transfer to 9597	Puget Sound Development payroll	\$ 3,200.00
2/6/2024	Debit memo		\$ 700.00
2/6/2024	Cash mgmt transfer to 6065	Puyallup Sunrise LLC	\$ 3,500.00
2/16/2024	Debit memo		\$ 5,900.00
2/16/2024	Cash mgmt transfer to 2839	MRR Keller LC	\$ 4,800.00
2/20/2024	Cash mgmt transfer to 7205	Vance Ostrander	\$ 81.00
2/21/2024	Cash mgmt transfer to 9597	Puget Sound Development payroll	\$ 1,000.00
2/21/2024	Cash mgmt transfer to 6065	Puyallup Sunrise LLC	\$ 1,500.00
2/22/2024	Cash mgmt transfer to 6065	Puyallup Sunrise LLC	\$ 500.00
2/23/2024	Cash mgmt transfer to 7529	Puget Sound Development ops	\$ 80.00
2/23/2024	Cash mgmt transfer to 6065	Puyallup Sunrise LLC	\$ 1,700.00
2/26/2024	Cash mgmt transfer to 9597	Puget Sound Development payroll	\$ 1,200.00
TOTAL			\$ 529,680.10

United States Bankruptcy Court
Western District of Washington

In re **Ranier View Court III, LLC**

Debtor(s)

Case No.

Chapter **11**

LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
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-NONE-

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the **Managing Member** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date **March 14, 2024**

Signature **/s/ Vance Ostrander**
Vance Ostrander

Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
18 U.S.C. §§ 152 and 3571.

**United States Bankruptcy Court
Western District of Washington**

In re Ranier View Court III, LLC _____ Case No. _____
Debtor(s) Chapter 11 _____

VERIFICATION OF CREDITOR MATRIX

I, the Managing Member of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: March 14, 2024

/s/ Vance Ostrander
Vance Ostrander/Managing Member
Signer>Title

US ATTORNEY
ATTN BANKRUPTCY ASSISTANT
700 STEWART ST #5220
SEATTLE, WA 98101-4438

INTERNAL REVENUE SVC (PHIL)
CENTRALIZED INSOL OPERATIONS
PO BOX 7346
PHILADELPHIA, PA 19101-7346

US TREASURY
SECRETARY OF THE TREASURY
1500 PENNSYLVANIA AVE NW
WASHINGTON, DC 20220

WA DEPT OF REV-SEA
BANKRUPTCY/CLAIMS UNIT
2101 4TH AVE #1400
SEATTLE, WA 98121-2300

WA DEPT OF L&I-OLY
COLLECTIONS
PO BOX 44171
OLYMPIA, WA 98504-4171

WA DEPT OF EMP SEC-OLY
UI TAX ADMIN
PO BOX 9046
OLYMPIA, WA 98507-9046

WA ATTORNEY GENERAL
BANKRUPTCY & COLLECTIONS UNIT
800 5TH AVE #2000
SEATTLE, WA 98104

THOMAS A. BUFORD
BUSH KORNFELD LLP
601 UNION ST., SUITE 5000
SEATTLE, WA 98101-2373

RANIER VIEW COURT III, LLC
P.O. BOX 44668
TACOMA, WA 98446

UNITED STATES OF AMERICA
INTERNAL REVENUE SERVICE
915 SECOND AVE.
SEATTLE, WA 98174

ATTORNEY GENERAL OF THE
UNITED STATES
US DEPARTMENT OF JUSTICE
950 PENNSYLVANIA AVE. NW
WASHINGTON, DC 20530-0001

U.S. SMALL BUSINESS ADMIN.
510 L STREET
ROOM 310
ANCHORAGE, AK 99501

U.S. SMALL BUSINESS ADMIN
LEGAL DEPT.
2401 FOURTH AVE. #400
SEATTLE, WA 98121

ADDRESS TO BE PROVIDED UPON
REQUEST

CIVIC REAL ESTATE HOLDINGS III
2015 MANHATTAN BEACH BLVD #106
REDONDO BEACH, CA 90278

FIDELIS EQUITY AND REAL ESTATE
FUND A, LLC
3620 100TH ST SW #106
LAKEWOOD, WA 98499

J C ESTACIO CONSTRUCTION
PO BOX 8015
LACEY, WA 98503

LARSON & ASSOCIATES
9027 PACIFIC AVENUE #4
TACOMA, WA 98444

MRR KELLER LLC I
PO BOX 44668
TACOMA, WA 98446

NEXUS CAPITAL LLC
PO BOX 1538
GIG HARBOR, WA 98335

PIERCE COUNTY
OFFICE OF ASSESSOR-TREASURER
2401 S 35TH STREET, ROOM 142
TACOMA, WA 98409-7498

PIERCE COUNTY SEWER
P.O. BOX 11620
TACOMA, WA 98411

RAINIER VIEW COURT TOWNHOMES
OWNERS ASSOCIATION
7609 STEILACOOM BLVD SW #300A
LAKEWOOD, WA 98498-6199

REAL ESTATE INVESTMENT SRVCS
7609 STEILACOOM BLVD SW #300A
LAKEWOOD, WA 98498-6199

TACOMA PUBLIC UTILITIES
3628 S 35TH STREET
TACOMA, WA 98409

TRYON STREET ACQUISITION TRUST
300 S. TRYON STREET
CHARLOTTE, NC 28202

VANCE OSTRANDER
PO BOX 44668
TACOMA, WA 98446

**United States Bankruptcy Court
Western District of Washington**

In re **Ranier View Court III, LLC**

Debtor(s)

Case No.

Chapter **11**

CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for Ranier View Court III, LLC in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

- None [*Check if applicable*]

March 14, 2024

Date

/s/ Thomas A. Buford

Thomas A. Buford

Signature of Attorney or Litigant
Counsel for Ranier View Court III, LLC

Bush Kornfeld LLP

**601 Union St., Suite 5000
Seattle, WA 98101-2373
(206) 292-2110 Fax:(206) 292-2104
tbuford@bskd.com**

United States Bankruptcy Court
Western District of Washington

In re Ranier View Court III, LLC

Debtor(s)

Case No.

Chapter

11

BUSINESS INCOME AND EXPENSES - SEE ATTACHED

FINANCIAL REVIEW OF THE DEBTOR'S BUSINESS (NOTE: ONLY INCLUDE information directly related to the business operation.)

PART A - GROSS BUSINESS INCOME FOR PREVIOUS 12 MONTHS:

1. Gross Income For 12 Months Prior to Filing: \$ 0.00

PART B - ESTIMATED AVERAGE FUTURE GROSS MONTHLY INCOME:

2. Gross Monthly Income \$ 0.00

PART C - ESTIMATED FUTURE MONTHLY EXPENSES:

3. Net Employee Payroll (Other Than Debtor) \$ 0.00

4. Payroll Taxes \$ 0.00

5. Unemployment Taxes \$ 0.00

6. Worker's Compensation \$ 0.00

7. Other Taxes \$ 0.00

8. Inventory Purchases (Including raw materials) \$ 0.00

9. Purchase of Feed/Fertilizer/Seed/Spray \$ 0.00

10. Rent (Other than debtor's principal residence) \$ 0.00

11. Utilities \$ 0.00

12. Office Expenses and Supplies \$ 0.00

13. Repairs and Maintenance \$ 0.00

14. Vehicle Expenses \$ 0.00

15. Travel and Entertainment \$ 0.00

16. Equipment Rental and Leases \$ 0.00

17. Legal/Accounting/Other Professional Fees \$ 0.00

18. Insurance \$ 0.00

19. Employee Benefits (e.g., pension, medical, etc.) \$ 0.00

20. Payments to Be Made Directly By Debtor to Secured Creditors For Pre-Petition Business Debts (Specify):

DESCRIPTION	TOTAL
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21. Other (Specify):

DESCRIPTION	TOTAL
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22. Total Monthly Expenses (Add items 3-21) \$ 0.00

PART D - ESTIMATED AVERAGE NET MONTHLY INCOME:

23. AVERAGE NET MONTHLY INCOME (Subtract item 22 from item 2) \$ 0.00

Cash Flow

Real Estate Investment Services

Properties: Dar607-21 - Rainier View Court Townhomes 17813-17825 22nd Ave. E Tacoma, WA 98445

Owned By: Rainier View Court III, LLC

Date Range: 12/01/2023 to 12/31/2023

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Forfeit Security Deposits Rec'd	0.00	0.00	9,013.74	1.11
Tenant Repair/Other Charge Rec'd	0.00	0.00	8.80	0.00
Tenant Charge-Eviction/Legal	1,868.98	2.94	3,578.50	0.44
Less: Rent/Utility Concession	-53.72	-0.08	-6,353.72	-0.78
Onsite Unit-Market Value	2,650.00	4.17	21,975.00	2.70
Tenant Assisted Rent	3,711.00	5.84	40,427.00	4.97
Rent	52,927.49	83.29	701,199.16	86.23
Utility Income	2,441.93	3.84	43,344.53	5.33
Total Operating Income	63,545.68	100.00	813,193.01	100.00
Expense				
Administrative Expense	0.00	0.00	27.48	0.00
Admin/Tech Fees	64.70	0.10	776.40	0.10
Appliance Purchases	0.00	0.00	2,808.24	0.35
Bank Fees/Service Chg.	3.75	0.01	45.00	0.01
Carpet/Floor/Inst/Clean	0.00	0.00	4,273.00	0.53
Cleaning	-1,265.03	-1.99	9,875.71	1.21
Electrical Repairs-Install	0.00	0.00	1,598.96	0.20
Furnace/HVAC	0.00	0.00	394.20	0.05
Legal Fees/Eviction Fees	1,332.43	2.10	5,657.91	0.70
Fixtures/Hardware	0.00	0.00	677.60	0.08
Insurance-Property	0.00	0.00	17,991.50	2.21
Landscape/Yard Care	1,504.49	2.37	16,267.04	2.00
Lease Fee/ Renewal	250.00	0.39	12,757.50	1.57
Maint. Repairs-Exterior	26.37	0.04	2,144.64	0.26
Maint. Repairs-Interior	3.08	0.00	4,054.89	0.50
Plumbing Repair	0.00	0.00	1,171.14	0.14
Mngmt/Other Fees - Prior Yr	0.00	0.00	-9.40	0.00
Property Management Fee	3,091.93	4.87	40,659.65	5.00
Owner Assoc. Dues	0.00	0.00	2,278.00	0.28
On-Site Manager Rent	2,650.00	4.17	21,975.00	2.70

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Credit				
Parking Lot Maint	0.00	0.00	16.60	0.00
Pest Control	0.00	0.00	1,083.15	0.13
Postage/Express	0.00	0.00	213.35	0.03
Locksmith/ Security Service	-415.79	-0.65	1,234.30	0.15
Signs/Installations	0.00	0.00	25.92	0.00
Supplies - Other	0.00	0.00	180.49	0.02
Utilities - Electric	3,144.83	4.95	33,086.57	4.07
Utilities - Sewer	-15.43	-0.02	8,018.91	0.99
Utilities - Water	222.39	0.35	9,267.41	1.14
Window Covers/Pur/ Clean	-255.18	-0.40	159.06	0.02
Window Glass/Screens/ Doors	0.00	0.00	1,646.70	0.20
Total Operating Expense	10,342.54	16.28	200,356.92	24.64
 NOI - Net Operating Income	53,203.14	83.72	612,836.09	75.36
 Total Income	63,545.68	100.00	813,193.01	100.00
Total Expense	10,342.54	16.28	200,356.92	24.64
 Net Income	53,203.14	83.72	612,836.09	75.36
 Other Items				
Set aside HOA	-710.00		-2,130.00	
Transfer To Other Properties	-650.00		-2,575.00	
Pre-Paid Rent	-577.20		-12,900.25	
Owner Draw	-45,000.00		-602,310.91	
Net Other Items	-46,937.20		-619,916.16	
 Cash Flow	6,265.94		-7,080.07	
 Beginning Cash	10,798.31		26,144.32	
Beginning Cash + Cash Flow	17,064.25		19,064.25	
Actual Ending Cash	14,569.25		14,569.25	